

CITY OF BOSTON



ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201
617-722-4300 Extension 4308

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2018 APR -3 P 3:07

BOSTON, MA

AGENDA

April 11, 2018

PUBLIC HEARINGS

- 9:00 AM Text Amendment Application No. 480
Planned Development Area Use and Dimensional Regulations
Article 62, Charlestown Neighborhood District
- 9:15 AM Fourth Amendment to Master Plan for Planned Development Area No. 51,
Hood Park, Charlestown
- Development Plan for 100 Hood Park Drive within Planned Development
Area No. 51
- 9:30 AM Text Amendment Application No. 479
Cannabis Establishments
Citywide
- 9:45 AM Map Amendment Application No. 707
Planned Development Area No. 116
1000 Boylston Street Project
Map 1D, Huntington Avenue/Prudential Center District

ZONING HEARING

The Zoning Commission of the City of Boston ("Zoning Commission") hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on April 11, 2018, at 9:00 AM, in Room 900, Boston City Hall, in connection with Text Amendment Application No. 480 filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

Said application would amend Article 62, Charlestown Neighborhood District, specifically with respect to the maximum building height allowed within a Planned Development Area.

A copy of the application may be viewed at the office of the Zoning Commission, Room 952, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton
Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston ("Zoning Commission") hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on April 11, 2018, at 9:15 AM, in Room 900, Boston City Hall, in connection with a petition for the Fourth Amendment to Master Plan for Planned Development Area No. 51, Hood Park, Charlestown ("Fourth Amendment"), as well as a petition for approval of the Development Plan for 100 Hood Park Drive, within Planned Development Area No. 51, Hood Park, Charlestown ("the Plan"), filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

Said petitions would allow for a Proposed Project, now known as 100 Hood Park Drive, consisting of the construction of a seven (7) story, up to ninety five (95) foot, mixed-use building that will include a five (5) level parking garage for up to nine hundred ninety (990) vehicles, approximately forty (40) bicycle storage spaces, and approximately 75,000 square feet of ground and second floor restaurant, retail, laboratory and lobby space fronting on Hood Park Drive, a private roadway to be constructed off of Rutherford Avenue. The ground floor will also contain lobby and circulation spaces for the garage use including the parking garage area, the Proposed Project will be approximately 448,000 gross square feet.

A copy of the petitions and the Fourth Amendment and the Plan may be viewed at the office of the Zoning Commission, Room 952, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton
Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston (“Zoning Commission”) hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on April 11, 2018, at 9:30 AM, in Room 900, Boston City Hall, in connection with Text Amendment Application No. 479 filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

Said application would redefine the existing use of Medical Marijuana Treatment Center as a Cannabis Establishment, as well as re-classify the existing use from a Health Care Use to a Retail Use in the Boston Zoning Code.

A copy of the application may be viewed at the office of the Zoning Commission, Room 952, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton
Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston (“Zoning Commission”) hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on April 11, 2018, at 9:45 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 707 and a petition for approval of the Development Plan for Planned Development Area No. 116, 1000 Boylston Street Project (“PDA Plan”), filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

Said map amendment would add the letter “D,” indicating a Planned Development Area overlay district to approximately 1.165 acres of land generally bounded by Boylston Street, Dalton Street, Cambria Street, Scotia Street and St. Cecilia Street. Said PDA Plan includes one Proposed Project – one residential building containing up to 108 units. The Proposed Project will be in Substantial Accord (as defined in Article 4I of the Code) with a building height of 484 feet from grade to the top of the highest occupiable floor. The residential building will rise out of a five-story Podium. The first and second stories of the Podium will contain approximately 45,500 square feet of retail and restaurant space facing Dalton, Boylston and St. Cecilia Streets. The third and fourth stories of the Podium will contain a parking garage of up to 175 parking spaces, which will be accessible from Scotia Street. The Podium will also include a ground-floor residential lobby, as well as fifth-floor amenity space for the condominium residential component of the Proposed Project. The roof of the Podium will contain a greenspace and open-air amenity area for the condominium unit owners.

A copy of the petition, the PDA Plan and a map of the area involved may be viewed at the office of the Zoning Commission, Room 952, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton
Executive Secretary

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Said application would amend Article 62, Charlestown Neighborhood District, specifically with respect to the maximum building height allowed within a Planned Development Area.

A copy of the application may be viewed at the office of the Zoning Commission, Room 952, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton
Executive Secretary